

APPENDIX- IV-A
[See proviso to Rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by Authorised Officer (AO) of Edelweiss Asset Reconstruction Company Limited acting in its capacity as Trustee of EARC Trust SC 30 ("EARC") viz. the Secured Creditor will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **May 16, 2019**, for recovery of **Rs. 143,32,77,566.82** (Rupees One Hundred Forty Three Crores Thirty Two Lakhs Seventy Seven Thousand Five Hundred And Sixty Six And Eighty Two Paise Only) as on February 12, 2013 together with further interest and other cost/expenses being due to EARC viz. Secured Creditor from Perfect Engineering Products Limited (PEPL) ("Borrower") and Mr. Sidharth V Shah, Mrs. Mangala V Shah and Perfect Infrastructures Private Limited ("Guarantors") thereon deducted for any money received by recovered by State Bank of India (Assignor of EARC)/EARC after the said date;

also for the recovery of **Rs. 62,96,33,561.36** (Rupees Sixty Two Crores Ninety Six Lakhs Thirty Three Thousand Five Hundred And Sixty One and Thirty Six Paise only) as on July 27, 2012 together with further interest and other cost/expenses being due to EARC viz. Secured Creditor from Perfect Engine Components Private Limited (PECPL) ("Borrower") and Perfect Engineering Products Limited, Karla Engine Components Limited, Chetna A. Shah, Mangala V. Shah and Siddharth V. Shah ("Guarantors") thereon deducted for any money received by recovered by State Bank of India (Assignor of EARC)/EARC after the said date;

also for the recovery of **Rs. 8,19,56,175.00** (Rupees Eight Crores Nineteen Lakhs Fifty Six Thousand One Hundred And Seventy Five only) as on July 27, 2012 together with further interest and other cost/expenses being due to EARC viz. Secured Creditor from Karla Engine Components Limited ("Borrower"), Perfect Engineering Products Limited, Perfect Engine Components Private Limited, Chetna A. Shah, Mangala V. Shah and Siddharth V. Shah ("Guarantors"), thereon deducted for any money received by recovered by State Bank of India (Assignor of EARC)/EARC after the said date.

The reserve price and earnest money deposit shall be as follows:

Lot No.	Reserve Price (Rs. In Crores)	Earnest Money Deposit (EMD) (Rs. In Crores)	Bid Increment (Rs. In Crores)
Lot I	40.00	4.00	0.05

Description of Secured Assets put for Auction

LOT I : Land and Building at Plot No. D/9, Wagle Industrial Estate, Road No.32, Thane-400604.

All that piece and parcel of the land known as Plot No. D/9 in the Thane Industrial Area within the village limits of Panchpakhadi, Taluka and Registration Sub-District Thane, containing by admeasurement 10,822 Sq. yards i.e. 9048 Sq. meters or thereabouts in the name of Perfect Infrastructure Private Limited and bounded by : North: Plot No. D/10; South: Estate Road; East: Plot No. D/8; West: Plot No. A/311, Plot No. A/312, Plot No. B/77, Plot No. B/78.

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://www.edelweissarc.in/PropertySale.aspx>

Date: 12.04.2019
Place: Thane

Sd/-
Authorised Officer
Mobile No:- 77009 86970 / 98190 99457